

**EXPANDED AGENDA**  
**Board of Adjustment, District 2**  
**December 5, 2012, 6 P.M.**  
**Board of Supervisors' Conference Room**  
**1415 Melody Lane, Building G**  
**Bisbee, Arizona 85603**

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6:00 P.M.      Call to Order

Roll Call (Introduce Board members, and explain quorum)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes; other persons will each have 5 minutes to speak and Applicant can have 5 minutes for rebuttal at end, if appropriate.)

Determination of Quorum

Approval of Previous Minutes

**NEW BUSINESS**

**Item 1 - Introduce Docket and advise public who the Applicants are.**

**Public Hearing: Docket BA2-12-06 (Golden Rule – Jewelry Antiques & More):** The Applicant is requesting a Variance from Section 1908.03 of the Cochise County Zoning Regulations, which allows for a maximum 80 square foot On-Site Advertising Sign. The Applicant is proposing a 144 square foot sign for Golden Rule – Jewelry Antiques & More on Highway 92. The subject parcel (107-66-069) is located at 4301-A S Highway 92 in Sierra Vista, AZ. The Applicant is Kevin Steiner of Golden Rule – Jewelry Antiques & More.

- Call for PLANNING DIRECTOR'S PRESENTATION
- Declare PUBLIC HEARING OPEN
  1. Call for APPLICANT'S STATEMENT
  2. Call for COMMENT FROM OTHER PERSONS (either in favor or against)
  3. Call for APPLICANT'S REBUTTAL (if appropriate)
- Declare PUBLIC HEARING CLOSED
- Call for BOARD DISCUSSION (may ask questions of Applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN (with Findings of Fact)

**Item 2 - Introduce Docket and advise public who the Applicants are.**

**Public Hearing: Docket BA2-12-07 (Martin):** The Applicants are requesting a Variance from Section 1804.08 of the Cochise County Zoning Regulations, which requires areas of a site reserved or used for the outdoor storage and display of vehicles, materials or equipment, be improved with at least a dust-free, gravel surface, or with an equivalent or better surface approved by the County Zoning Inspector.

The subject parcels (102-39-009 and 102-39-181) are located at 2227 South Naco Highway in Bisbee, AZ. They are further described as being situated in Section 5 of Township 24, Range 24 East of the G&SRB&M, in Cochise County, Arizona. The Applicants are Dana and Wayne Martin.

**FOLLOW FORMAT OF ITEM 1**

**Item 3 - Introduce Docket and advise public who the Applicants are.**

**Docket BA2-12-08 (Eggenberg):** The Applicants are requesting a Variance from Section 1004.03 of the Cochise County Zoning Regulations, which requires that structures in a MH-72 Zoning District be set back no less than 5-feet from all property lines. The Applicant intends to legitimize a carport built approximately 3-feet, 9-inches from the property line.

The subject parcel (107-77-118) is located at 5126 East Finch Circle in Sierra Vista, AZ. It is further described as being situated in Section 19 of Township 22, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicants are Bobby and Debbie Eggenberg.

**FOLLOW FORMAT OF ITEM 1**

**Item 4 - Introduce Docket and advise public who the Applicants are.**

**Docket BA2-12-09 (McCloskey):** The Applicant seeks to establish a Restaurant in a General Business Zoning District and is requesting Variances from the following Sections of the Cochise County Zoning Regulations:

1804.05 (minimum number of parking spaces); 1804.06 (minimum driveway width); 1804.07 (to allow gravel drive/parking); 1804.09 (aisle width for back up area from parking); 1804.10 (loading zone requirement); 1806.02 (landscaping requirement); 1905.01 (for signage projecting into Right of Way); 1905.02 (for signage in sight triangle); 1905.03 (for signage within 10' of Right of Way); and 1905.06 (for signage with moving parts).

The subject parcel (408-18-021A) is located at 2116 N. Douglas Avenue, Douglas, AZ. It is further described as being situated in Section 11 of Township 24, Range 27 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Dennis McCloskey.

**FOLLOW FORMAT OF ITEM 1**

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**Item 5 - Call for Planning Director's Report**

**Item 6 - Call to the Public**

**ADJOURN**